



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 28, 2005

IN REPLY PLEASE  
REFER TO FILE:

MP-6  
Y540967  
Y5043091

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY - PARCEL 1-12  
AFFECTS ASSESSOR'S PARCEL NO. 3204-024-900 (PORTION)  
GRANT OF EASEMENT - CITY OF PALMDALE  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE  
VALLEY:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), consider the enclosed Negative Declaration, including comments received during the public review process, which was prepared and adopted by the Quartz Hill Water District (QHWD); find that the QHWD's 75th Street West Pipeline Extension project will not have a significant effect on the environment; find that the Negative Declaration reflects the independent judgment of the County; and approve the Negative Declaration.
2. Approve the grant of an easement for water pipeline purposes (21,525± square feet), from the Los Angeles County Waterworks District No. 40, Antelope Valley, to the QHWD, in Parcel 1-12, for \$1,200. Parcel 1-12 is located at the northeast corner of 75th Street West and Avenue M-8 in the City of Palmdale.

3. Instruct the Chair to sign the enclosed Easement document and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the Waterworks District to grant an easement in a portion of Parcel 1-12, more commonly known as Assessor's Parcel No. 3204-024-900.

The QHWD requested the easement in connection with its 75th Street West Pipeline Extension project. In 2001, Public Works issued a permit to QHWD for the construction of their improvements. Construction was completed the same year. The granting of this easement is not considered adverse to the Waterworks District's purposes. Moreover, the instrument reserves paramount rights for the Waterworks District's interest.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for waterworks purposes.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$1,200 represents the cost for processing the easement. This amount has been paid and deposited into the Waterworks District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The enclosed Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

On August 29, 2000, the QHWD, as the lead agency, circulated a Negative Declaration for the project in accordance with CEQA requirements. The Negative Declaration concluded that the project would not have a significant effect on the environment. The public comment period did not raise significant environmental issues with the project; therefore, the QHWD finalized and adopted the Negative Declaration on October 5, 2000.

The Honorable Board of Supervisors  
July 28, 2005  
Page 3

On November 9, 2000, the QHWD filed a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with the requirements of Section 21108 of the California Public Resources Code.

Under CEQA, the County is a responsible agency whose discretionary approval of the project is required in order for the QHWD to carry out the project. As a responsible agency, your Board must consider and adopt the Negative Declaration prior to granting the easement.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

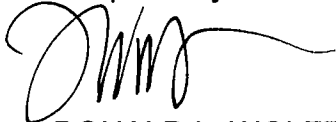
None.

**CONCLUSION**

Enclosed are an original and two duplicates of the Easement document. Please have the original and one duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to Public Works, retaining one duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'DW', with a long horizontal flourish extending to the right.

for DONALD L. WOLFE  
Director of Public Works

DKW:bw  
938DBRDLTR RVSD 72605

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

01/12/01

## NOTICE OF DETERMINATION

**FILED**

TO: Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Quartz Hill Water District  
P.O. Box 3218  
42141 - 50<sup>th</sup> Street West  
Quartz Hill, CA 93536

NOV 09 2000

CONNOR B. MCCORMACK, COUNTY CLERK

DEPUTY

☒ County Clerk  
County of Los Angeles

G. MORLA

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

75<sup>th</sup> Street West Pipeline Extension

Project Title

2000081116

John R. Baxter (661) 943-3170

State Clearinghouse Number

Contact Person

Area Code/Number/Extension

(If Submitted to Clearinghouse)

75<sup>th</sup> Street West and Avenue M-8, City Palmdale, County of Los Angeles,  
State of California.

Project Location

The project consists of installing approximately 1,800 feet of 24-inch diameter pipe for the purpose of improving the reliability of the District's existing water system. The initial connection for the proposed pipeline will be approximately 500 feet east of 75<sup>th</sup> Street West on Avenue M-8. The pipeline will run west for approximately 500 feet where it will turn north at 75<sup>th</sup> Street West. The pipeline will proceed north along 75<sup>th</sup> Street West for approximately 1,300 feet, where it will be connected to an existing pipeline.

THIS NOTICE WAS POSTED  
ON NOV 09 2000

Project Description

This is to advise that the Quartz Hill Water District (Lead Agency or Responsible Agency) has approved the above described project on 10-05-00 (Date) and has made the following determinations regarding the above described project:

- The project \_\_\_ will, ☒ will not have a significant effect on the environment.
- \_\_\_ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures \_\_\_ were, ☒ were not made a condition of the approval of the project.
- A Statement of Overriding Considerations \_\_\_ was, ☒ was not adopted for this project.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Quartz Hill Water District, 42141 - 50<sup>th</sup> Street West, Quartz Hill, CA 93536

Date Received for Filing and Posting at OPR

General Manager

Signature (Public Agency)

Title

00181225

CALIFORNIA DEPARTMENT OF FISH AND GAME  
**CERTIFICATE OF FEE EXEMPTION**

**De Minimis Impact Finding**

**Project Title/Location (include county):**

75<sup>th</sup> Street West Pipeline Extension

75<sup>th</sup> Street West and Avenue M-8, City of Palmdale, County of Los Angeles, State of California

**Project Description:**

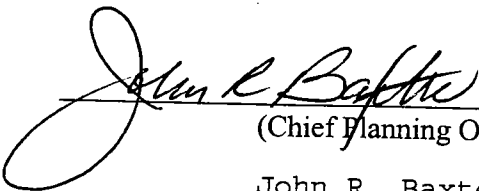
The project consists of installing approximately 1,800 feet of 24-inch diameter pipe for the purpose of improving the reliability of the District's existing water system. The initial connection for the proposed pipeline will be approximately 500 feet east of 75<sup>th</sup> Street West on Avenue M-8. The pipeline will run west for approximately 500 feet where it will turn north at 75<sup>th</sup> Street West. The pipeline will proceed north along 75<sup>th</sup> Street West for approximately 1,300 feet, where it will be connected to an existing pipeline.

**Findings of Exemption (attach as necessary):**

1. The initial study has been prepared by Quartz Hill Water District to evaluate the potential adverse environmental impacts of the project.
2. Quartz Hill Water District finds that there is no evidence that the proposed project will have any adverse impacts on wildlife resources.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
(Chief Planning Official)  
John R. Baxter

Title: General Manager  
Lead Agency Quartz Hill Water District  
Date 10/05/00

00181225



2601 F Street (93301)  
P.O. Box 670, Bakersfield, CA 93302  
TEL: (661)325-7253  
FAX: (661)395-0359  
www.boyleengineering.com

STATE CLEARINGHOUSE  
P.O. Box 3044  
Sacramento, CA 95812-3044

August 25, 2000

**Consultation Process on Proposed Negative Declaration for  
Quartz Hill Water District  
75<sup>th</sup> Street West Pipeline Extension**

The Quartz Hill Water District (QHWD) has determined that preparation of a negative declaration is appropriate for the referenced project. As required by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested by QHWD to reflect the environmental concerns of the responsible agencies involved with the project

If a response is not received from your agency within 30 days, we will assume that your agency has no comment.

Should you have any questions, please feel free to contact me.

**Boyle Engineering Corporation**

Ben P. Horn, P.E.  
Project Manager

Enclosure: As Noted

Copies to:  
QHWD w/enclosure

Ltr(StateClearinghouse)082500.doc

## Environmental Checklist Form

**1. Project title:**

*75<sup>th</sup> Street West Pipeline Extension*

**2. Lead agency name and address:**

*Quartz Hill Water District*

*P.O. Box 3218*

*42141 – 50<sup>th</sup> Street West*

*Quartz Hill, CA 93536*

**3. Contact person and phone number:**

*Ben P. Horn, P.E., Project Manager*

*Boyle Engineering Corporation*

*2601 F Street*

*Bakersfield, CA 93301*

*(661) 325-7253*

**4. Project location:**

*75<sup>th</sup> Street West between Avenues M-4 and M-8 in Section 4 of Township 6 North, Range 13 West in the City of Palmdale, CA.*

**5. Project sponsor's name and address:**

*Quartz Hill Water District*

*P.O. Box 3218*

*42141 – 50<sup>th</sup> Street West*

*Quartz Hill, CA 93536*

**6. General plan designation:**

*N/A*

**7. Zoning:**

*N/A*

**8. Description of project:**

*The project involves installing a 24-inch diameter water pipeline from a connection point located approximately 500 feet east of 75<sup>th</sup> Street West on Avenue M-8 to a connection point located approximately 1,300 feet north of Avenue M-8. The pipeline will be placed alongside roads following future Los Angeles County/City of Palmdale right-of-ways.*

**9. Surrounding land uses and settings:**

*The immediate area alongside the proposed alignment is undeveloped land, which is populated with common desert vegetation.*

**10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)**

**Agency**

**Permit/Approval**

*1. City of Palmdale Public Works Department*

*Yes*

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |   |

### DETERMINATION: (To be completed by the Lead Agency)

On basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Ben P. Horn

Date 8/25/00

Printed name Ben P. Horn, P.E.

For Quartz Hill Water District



## ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. Aesthetics. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day r nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The pipeline will be placed underground within the right-of-way of the roads. There will be no permanent visual degradation of the area.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. Agricultural Resources: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(All work will be performed within the right-of-way of the roads. No agricultural areas will be effected by the project.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<p>III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <i>Would the project:</i></p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(Other than dust, temporarily created during construction, no significant air pollution will occur. When working on dirt, water will be sprayed to mitigate the dust.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<p>IV. Biological Resources. <i>Would the project:</i></p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(No biological habitat will be effected by the project. The roads/area will be returned to its previous condition.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. Cultural Resources. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(No historical, archaeological, or paleontological resources are in the area. No human remains will be effected.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. Geology and Soils. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The geology and soil will not be adversely effected by the project. The project requires compaction of the soil around the pipeline, ensuring soil stability.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. Hazards and Hazardous Materials. <i>Would the project:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The project will not create any hazards nor will it use or create any hazardous materials.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. Hydrology and Water Quality. <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The project will not effect the hydrology or water quality in the area. The area will be returned to its original condition.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. Land Use and Planning. <i>Would the project:</i></b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The project will not impact land use in the area.)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**X. Mineral Resources. *Would the project:***

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(No mineral resources will be effected by the project.)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XI. Noise. *Would the project result in:***

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(Work on the project will take place during daylight hours. The temporary noise created by the project will be within established guidelines)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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## XII. Population and Housing. *Would the project:*

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The purpose of the pipeline is to improve the reliability of the District's existing water system.)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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## XIII. Public Services

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(No public services will be effected by the installation of the pipeline.)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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#### XIV. Recreation

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction of expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(No recreational facilities will be effected by the project.)*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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#### XV. Transportation/Traffic. *Would the project:*

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs, supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The roads where the pipeline is being laid, are not open to through traffic.)*

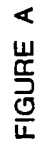


	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. Utilities and Service Systems. <i>Would the project?</i></b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The purpose of the pipeline is to improve the reliability of the District's existing water system.)*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. Mandatory Finding of Significance.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*(The pipeline will be alongside existing roads that will be returned to their original condition after completion of the project. Because of its location, the project will not effect any wildlife nor will it effect any past or present projects. Quartz Hill Water District will keep drawings indicating the location of the pipeline for future reference.)*





Gray Davis  
GOVERNOR

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



9/11/00  
Steve Nissen  
ACTING DIRECTOR

**ACKNOWLEDGEMENT OF RECEIPT**

DATE: September 6, 2000  
TO: Jack Baxter  
Quartz Hill Water District  
42141 N. 50th Street  
Quartz Hill, CA 93536  
RE: 75th Street West Pipeline Extension  
SCH#: 2000081116

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: August 29, 2000  
Review End Date: September 27, 2000

We have distributed your document to the following agencies and departments:

California Highway Patrol  
Caltrans, District 7  
Department of Conservation  
Department of Fish and Game, Region 5  
Department of Health Services  
Department of Parks and Recreation  
Department of Water Resources  
Native American Heritage Commission  
Reclamation Board  
Regional Water Quality Control Bd., Region 6 (Victorville)  
Resources Agency  
State Lands Commission  
State Water Resources Control Board, Clean Water Program

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.

9.11.00

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 07, ADVANCE PLANNING  
IGR OFFICE 1-10C  
120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
TEL: (213) 897-1333 ATSS: 8- 647-1333  
FAX: (213) 897-0590  
E-Mail [Smateen@dot.ca.gov/](mailto:Smateen@dot.ca.gov/)



September 8, 2000

**Subj: 75<sup>th</sup> Street West Pipeline Extension**  
**VIC: LA-138**  
**SCH 200008111, IGR/CEQA 000909**

JACK BAXTER  
**QUARTZ HILL WATER DISTRICT**  
P.O. Box 3218/42141 50<sup>th</sup> St. West  
Quartz Hill, CA 93536

Thank you for the opportunity to comment regarding the above referenced project. This project is located on 75<sup>th</sup> Street West in the City of Palmdale. The proposed development is near the State Right-of-way (SR-138).

We are aware that the proposed project is to install a 24-inch diameter water pipeline alongside roads following future Los Angeles County/City of Palmdale right-of-ways.

Any transportation of heavy construction equipment, which requires the use of transport vehicles on State highways, will require a Caltrans transportation permit. We recommend that use of trucks be limited to off-peak commute periods.

If you have any questions regarding this response, please feel free to contact the undersigned at (213) 897-4429 or Sameerah Mateen, the IGR/CEQA Coordinator for the project at (213) 897-1333. Please reference this project by - IGR000909SM.

Sincerely,

A handwritten signature in cursive script, reading "Stephen J. Buswell".

STEPHEN J. BUSWELL  
IGR/CEQA Program Manager  
Transportation Planning Office

cc: ATP-File/Chrono  
Scott Morgan, State Clearinghouse

9.13.00



Gray Davis  
GOVERNOR

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



Steve Nissen  
ACTING DIRECTOR

September 28, 2000

Jack Baxter  
Quartz Hill Water District  
42141 North 50th Street  
Quartz Hill, CA 93536

Subject: 75th Street West Pipeline Extension  
SCH#: 2000081116

Dear Jack Baxter:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 27, 2000, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044  
916-445-0613 FAX 916-323-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML

10.03.00

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2000081116  
**Project Title** 75th Street West Pipeline Extension  
**Lead Agency** Quartz Hill Water District

---

**Type** Neg Negative Declaration  
**Description** The project involves installing a 24-inch diameter water pipeline from a connection point located approximately 500 feet east of 75th Street West on Avenue M-8 to a connection point located approximately 1,300 feet north of Avenue M-8. The pipeline will be placed alongside roads following future Los Angeles County/City of Palmdale right-of-ways.

---

**Lead Agency Contact**

**Name** Jack Baxter  
**Agency** Quartz Hill Water District  
**Phone** 661-943-3170 **Fax**  
**email**  
**Address** 42141 North 50th Street  
**City** Quartz Hill **State** CA **Zip** 93536

---

**Project Location**

**County** Los Angeles  
**City** Palmdale  
**Region**  
**Cross Streets** 75th St. West between Avenues M-4 & M-8  
**Parcel No.**  
**Township** 6N **Range** 13W **Section** 4 **Base** SBBM

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways** California Aqueduct  
**Schools**  
**Land Use**

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**Project Issues**

**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Department of Parks and Recreation; Reclamation Board; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Health Services; State Water Resources Control Board, Clean Water Program; Regional Water Quality Control Bd., Region 6 (Victorville); Native American Heritage Commission; State Lands Commission

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**Date Received** 08/29/2000 **Start of Review** 08/29/2000 **End of Review** 09/27/2000

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 07, ADVANCE PLANNING  
IGR OFFICE 1-10C  
120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
TEL: (213) 897-1333 ATSS: 8- 647-1333  
FAX: (213) 897-0590  
E-Mail [Smateen@dot.ca.gov/](mailto:Smateen@dot.ca.gov/)

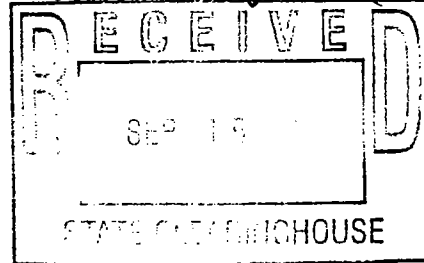
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9-27-00  
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September 8, 2000

Subj: 75<sup>th</sup> Street West Pipeline Extension  
VIC: LA-138

SCH 200008111/IGR/CEQA 000909



JACK BAXTER  
QUARTZ HILL WATER DISTRICT  
P.O. Box 3218/42141 50<sup>th</sup> St. West  
Quartz Hill, CA 93536

Thank you for the opportunity to comment regarding the above referenced project. This project is located on 75<sup>th</sup> Street West in the City of Palmdale. The proposed development is near the State Right-of-way (SR-138).

We are aware that the proposed project is to install a 24-inch diameter water pipeline alongside roads following future Los Angeles County/City of Palmdale right-of-ways.

Any transportation of heavy construction equipment, which requires the use of transport vehicles on State highways, will require a Caltrans transportation permit. We recommend that use of trucks be limited to off-peak commute periods.

If you have any questions regarding this response, please feel free to contact the undersigned at (213) 897-4429 or Sameerah Mateen, the IGR/CEQA Coordinator for the project at (213) 897-1333. Please reference this project by - IGR000909SM.

Sincerely,

*Original Signed By*

STEPHEN J. BUSWELL  
IGR/CEQA Program Manager  
Transportation Planning Office

cc: ATP-File/Chrono  
Scott Morgan, State Clearinghouse  
bc: Ron Helgeson, HQ Advance Planning

**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

QUARTZ HILL WATER DISTRICT  
P.O. Box 3218  
Quartz Hill, CA 93586-0218

Space Above This Line Reserved For Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY  
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE  
REVENUE & TAXATION CODE

Assessor's Identification Number:  
3204-024-900 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

## **EASEMENT**

For a valuable consideration, receipt of which is hereby acknowledged, LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, successor by consolidation to Los Angeles County Waterworks District No. 4, (hereinafter referred to as GRANTOR), does hereby grant to QUARTZ HILL WATER DISTRICT, a public corporation, (hereinafter referred to as GRANTEE), a perpetual easement and right of way to lay; construct; reconstruct; maintain; operate; repair; renew; change the size of, and remove water pipelines, hydrants and valves with appurtenant fittings, structures and other equipment with the right of ingress to and egress from the same, over, through, under, along and across the real property in the City of Palmdale, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions that the GRANTEE by the acceptance of this Easement Deed and/or the exercise of any of the rights granted herein agrees to keep and perform, viz:

1. GRANTOR hereby reserves the right to utilize any portion of said lands within the prescribed easement area provided that it does not interfere with the free and complete use of said easement by GRANTEE.
2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, under, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by GRANTOR. Such approval by GRANTOR shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. GRANTOR does not accept ownership or responsibility for the improvements.



3. GRANTEE agrees, that it will indemnify and save harmless GRANTOR, its officers, agents, and/or employees from any and all liability, loss or damage to which GRANTOR, its officers, agents, and/or employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, or employees arising out of the exercise by GRANTEE, or its officers, agents, or employees of any of the rights granted to it by this instrument.
4. It is expressly understood that the GRANTOR will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement Deed.
5. The provisions and agreements contained in this Easement Deed shall be binding upon GRANTEE, its successors, and assigns.

IN WITNESS WHEREOF, LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, has executed this Grant of Easement and right of way this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,  
ANTELOPE VALLEY, a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the County of Los Angeles,  
as the governing body of said Waterworks District

(SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

File with: WATERWORKS DISTRICT NO. 40 ANTELOPE VALLEY 1-12 I.M. 339-197 S.D. Fifth Y540967
--

APPROVED as to form  
RAYMOND G. FORTNER, JR., County Counsel

By \_\_\_\_\_  
Deputy

OG:sl  
P\confE wd40

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  Supervising Title Examiner  By _____
--

## CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in the real property conveyed by Grant of Easement dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, from LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, to QUARTZ HILL WATER DISTRICT, a public corporation, Los Angeles County, California, is hereby accepted by order of the Board of Directors on \_\_\_\_\_, \_\_\_\_\_, and the Grantee consents to the recordation thereof by its duly authorized officer.

\_\_\_\_\_  
Secretary, Quartz Hill Water District

(Seal)

OGI

P:Conf:ACK:wd40 cer

File with: **WATERWORKS DISTRICT NO. 40**  
**ANTELOPE VALLEY 1-12**  
A.P.N. 3204-024-900 (portion)  
T.G. 4104 (C7)  
I.M. 339-197  
Fifth District  
Y5043091

**LEGAL DESCRIPTION**  
(Grant of easement)

**Part A:**

The southerly 35.00 feet of the westerly 490.00 feet of the northeast quarter of Section 4, Township 6 North, Range 13 West, S.B.M.

Containing: 17,150± square feet.

**Part B:**

The westerly 25.00 feet of the southerly 210.00 feet of the northeast quarter of above-mentioned Section 4.

EXCEPTING therefrom the southerly 35.00 feet thereof.

Containing 4,375± square feet.

Total area of Parts A and B containing: 21,525± square feet.

**EXHIBIT A**